

**AHFC Ptarmigan Park Renovation****FY2003 Request: \$1,784,000****Reference No: 36613****AP/AL:** Allocation**Project Type:** Renovation and Remodeling**Category:** Housing/Social Services**Location:** Anchorage (Midtown)**Contact:** Les Campbell**Election District:** Midtown**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Ptarmigan Park Renovation utilizes Corporate Bond Proceeds to support the design and renovation of 17 units in Anchorage. The funds requested for this work will cover total renovation design, as well as all of the renovation work.

**Funding:**

	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
AHFC Bonds	\$1,784,000						\$1,784,000
Total:	\$1,784,000	\$0	\$0	\$0	\$0	\$0	\$1,784,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased Project	<input type="checkbox"/> On-Going Project
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Total Operating Impact:	0	0
One-Time Startup Costs:	0	
Additional Estimated Annual O&M:	0	0

**Prior Funding History / Additional Information:**

**The purpose of this program** is to renovate 17 family units and extend the useful life for another 30 years.

**The projected outcomes are:**

- Electrical upgrades;
- Mechanical upgrades;
- ADA compliance;
- Life/safety upgrades;
- Site Improvements

**Program Description**

The Ptarmigan Park family housing complex, built in 1979, consists of 3 two-story buildings containing 7 three-bedroom units and 10 two-bedroom units. Over the past three years, some improvements have been made to this facility, including the addition of storage sheds, replacement of front entry canopies, site improvements and energy upgrades. However, no major renovation work has taken place since the facility was constructed.

In 2001, a professional site assessment was completed for Ptarmigan to address physical condition, 30-year life expectancy, code compliance, the Americans with Disabilities Act (ADA) requirements and energy efficiency. The facility does not meet ADA requirements, which dictate that one of the units be accessible. In addition, many of the appliances and finishes are nearing the end of their anticipated life, and will have to be replaced to ensure continued viability of the building.

This request funds renovation work recommended by the site assessment. The purpose of the project is to enhance resident comfort and safety, eliminate deferred maintenance, increase energy efficiency, address ADA compliance, upgrade mechanical systems and insure the structural longevity of the building. In addition, this request funds interior and exterior upgrades and life-safety improvements.

The expected outcome of this project is to extend the life of Ptarmigan Park another 30 years, while providing a modern, energy-efficient homes for the residents.